

MINUTES OF AN ADJOURNED REGULAR MEETING OF THE CITY COUNCIL
AND A REGULAR MEETING OF THE REDEVELOPMENT AGENCY
OF THE CITY OF CHULA VISTA

June 3, 2003

4:00 p.m.

An Adjourned Regular Meeting of the City Council and a Regular Meeting of the Redevelopment Agency of the City of Chula Vista were called to order at 4:46 p.m. in the Council Chambers, located in the Public Services Building, 276 Fourth Avenue, Chula Vista, California.

ROLL CALL:

PRESENT: Agency/Councilmembers: McCann, Rindone, Salas, and
Chair/Mayor Padilla

ABSENT: Agency/Councilmembers: Davis (excused)

ALSO PRESENT: Executive Director/City Manager Rowlands, Agency/City Attorney Moore, and City Clerk Bigelow

CONSENT CALENDAR

1. APPROVAL OF MINUTES OF May 6, 2003 and May 13, 2003

Staff recommendation: Council/Agency approve the minutes.

2. AGENCY RESOLUTION NO. 1824, RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF CHULA VISTA APPROVING OWNER PARTICIPATION AGREEMENT WITH THE F.A.E. ROOFING SUPPLY COMPANY FOR THE CONSTRUCTION OF A 3,000 SQUARE FOOT TWO STORY SALES DISPLAY/OFFICE BUILDING, A 7,400 SQUARE FOOT METAL WAREHOUSE BUILDING, AND THE ASSOCIATED SITE IMPROVEMENTS AT 2615 MAIN STREET WITHIN THE SOUTHWEST REDEVELOPMENT PROJECT AREA

The F.A.E. Roofing Supply Company is proposing to construct a 3,000 square-foot sales display and office building and a 7,400 square-foot metal warehouse building at 2615 Main Street, within the boundaries of the Southwest Redevelopment Project Area. The project includes associated site improvements, such as access, parking and landscaping. (Community Development Director)

Staff recommendation: Agency adopt the resolution.

3. COUNCIL RESOLUTION NO. 2003-243, AND AGENCY RESOLUTION NO. 1825, RESOLUTION OF THE CITY COUNCIL AND THE REDEVELOPMENT AGENCY OF THE CITY OF CHULA VISTA APPROVING ISSUANCE OF COASTAL DEVELOPMENT PERMIT NUMBER 77 FOR THE CONSTRUCTION OF A 30,000 SQUARE FOOT BUILDING FOR RETAIL/WAREHOUSE USES AT 830 BAY BOULEVARD

CONSENT CALENDAR (Continued)

The applicant, Foster Investment Corporation, is seeking approval of a Coastal Development Permit for a retail/warehouse project previously approved by the Redevelopment Agency on May 6, 2003. The request for approval of the permit is made in accordance with the provisions of the Bayfront Specific Plan/Coastal Development Permit procedures manual. The project design was also reviewed and approved by the City's Design Review Committee on March 17, 2003. The Planning and Environmental Services Manager has determined that this project will not have a significant adverse impact on the environment and has filed a categorical exemption with the San Diego County Clerk's Office pursuant to the requirements of the California Environmental Quality Act (CEQA). (Community Development Director)

Staff recommendation: Council/Agency adopt the resolution.

ACTION: Chair/Mayor Padilla moved to approve staff's recommendations and offered the Consent Calendar, headings read, texts waived. The motion carried 4-0.

PUBLIC HEARING

4. a. CONSIDERATION OF ADOPTING A SPECIFIC PLAN (PCM-02-04) FOR THE AUTO PARK NORTH EXPANSION (KNOWLTON REALTY ADVISORS L.L.C. AND OTAY MESA VENTURES II, L.L.C.)

The proposed project consists of a 39-acre auto dealer development, including three auto dealerships fronting on Main Street, inventory parking areas, and auxiliary uses on the interior of the site (Delniso Court). Main Street right-of-way improvements and landscaping will be consistent throughout the auto park on the south and north sides of Main Street. Design guidelines will be consistent with the existing auto park and will also be incorporated into future auto park expansion projects. (Community Development Director; Director of Planning and Building)

Notice of the hearing was given in accordance with legal requirements, and the hearing was held on the date and at the time specified in the notice.

Chair/Mayor Padilla opened the public hearing.

Senior Community Development Specialist Beard presented the project history and background. Senior Planner Pe discussed the project location and the purpose, objectives, and scope of the Specific Plan. Environmental Projects Manager Power discussed the Mitigated Negative Declaration.

Agency/Councilmember Rindone asked that staff look closely at the parking requirements to ensure easy accessibility and a warm atmosphere for customers. Senior Planner Pe responded that the current parcel map would permit on-street parking on both sides of the street, in addition to on-site parking.

Agency/Councilmember McCann commented that Chula Vista's sales tax revenue is lower per capita than other cities, and the proposed project is very important to the City as it is estimated to generate about \$1,000,000 per year. He added that projects such as this would assist the City to continue to be financially viable and fiscally sound.

PUBLIC HEARING (Continued)

There being no members of the public wishing to speak, Chair/Mayor Padilla closed the public hearing.

Hooper Knowlton III, representing Knowlton Realty Advisors, expressed his appreciation to City staff for their competence and diligence in handling the project, adding that it has been a very positive process.

ACTION: Agency/Councilmember Rindone offered Ordinance No. 2918 for first reading, heading read, text waived:

ORDINANCE NO. 2918, ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA ADOPTING A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM (IS-02-006) AND A SPECIFIC PLAN (PCM-02-04) FOR THE AUTO PARK NORTH EXPANSION (KNOWLTON REALTY ADVISORS, L.L.C. AND OTAY MESA VENTURES II, L.L.C.)

The motion carried 4-0.

5. CONSIDERATION OF (A) A PARCEL REZONE FROM THE THOROUGHFARE COMMERCIAL PRECISE PLAN (C-T-P) ZONE TO THE CENTRAL COMMERCIAL PRECISE PLAN (C-C-P) ZONE AND A (B) PRECISE PLAN (PCM-03-21) TO ALLOW FOR A MIXED-USE PROJECT THAT INCLUDES: (1) 41 APARTMENTS AFFORDABLE TO LOW-INCOME SENIOR CITIZENS WITH ASSOCIATED SUPPORT SERVICES; (2) ONE MANAGER'S APARTMENT; (3) 2,219 SQUARE FEET OF RETAIL SPACE; AND (4) REDUCTIONS IN SETBACKS, PARKING AND OPEN SPACE LOCATED ON 825 BROADWAY TO BE DEVELOPED BY THE METROPOLITAN AREA ADVISORY COMMITTEE (MAAC) PROJECT (Director of Community Development; Director of Planning and Building)

Notice of the hearing was given in accordance with legal requirements, and the hearing was held on the date and at the time specified in the notice.

Chair/Mayor Padilla opened the public hearing. There were no members of the public wishing to speak.

ACTION: Chair/Mayor Padilla moved to continue the hearing to June 10, 2003. Agency/Councilmember McCann seconded the motion, and it carried 4-0.

ORAL COMMUNICATIONS

There were none.

OTHER BUSINESS

6. DIRECTOR'S REPORTS

There were none.

7. CHAIR/MAYOR REPORTS

There were none.

8. AGENCY/COUNCIL COMMENTS

There were none.

ADJOURNMENT

At 5:14 p.m., Chair/Mayor Padilla adjourned the meeting to the Adjourned Regular Meeting of the Redevelopment Agency on June 10, 2003, at 6:00 p.m., immediately following the City Council Meeting.

Susan Bigelow, CMC, City Clerk